

UNDER OFFER

EXCLUSIVE



INFORMATION

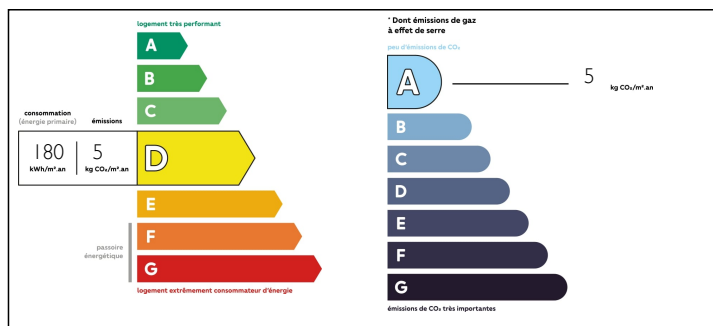
Town:	Saint-Vincent-sur-Oust
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	146 m2
Plot Size:	750 m2

IN BRIEF

Situated in the beautiful region of Brittany, the 400 year old character cottage has been fully renovated 15 years ago to a high standard which included new roof, electrics, plumbing, hardwood double glazing an septic tank. It has retained many of the original features including oak beams and an impressive inglenook fireplace.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Ground floor.

Kitchen / Dining room (32 m²)

Fitted with a range of modern "shaker" style base and wall units, part tiled with laminated worktops. The old oak beams retained in order to maintain the character of the property and these are complimented by slate tiled flooring.

There are French windows leading onto a patio and accessing the very pretty and private garden. Utility room and cloak room, also accessible from this kitchen.

Living room

This room is accessed from the kitchen/dining room area through glazed double French doors.

The centre piece of the room is the very attractive inglenook fireplace which is complimented by a large Norwegian (Jotul) wood burner stove which is ideal for those cosy winter nights.

The oak beams and oak flooring complete the tranquility of this room.

First floor

Large mezzanine to access all room, used as an office.

The master bedroom (24m²) is features with oak beams. There is a en-suite half tiled bathroom with shower, hand basin, dual flush wc and heated towel rail.

The two other bedrooms are 11.7 and 9.6m² and have their own bathroom, with shower, hand basin and dual flush wc.

Attic

A retractable ladder on the 1st floor mezzanine gives access to this attic. It could easily be converted to further bedrooms or other uses. These rooms would benefit from the character of the original oak beams.

Outside

The garden is flat and is approximately 750m². There is currently a terrace with a patio area. Garden shed and wood store.

LOCAL TAXES

Taxe foncière: **598 EUR**

Taxe habitation: **864 EUR**

NOTES